CITY REAL ESTATE FOR SALE. From Battery to 14th St., Inclusive. A.-FULTON ST.-VERY VALUABLE PIECE OF fraperly; a chance seldom offered; price \$97,000; over 25 set front. GEO. SEGEE, 59 Liberty. A.-A.-BARGAIN.-PLOT. 127 FRET FRONT ON Salitvan st., near Canal, for sale; old Buildings. JUHN T. WILLIAMS, 81 Fulton st. A NEW SIX STORY BUILDING ON SOUTH STH. av. for sale chasp. T. S. CLARESON & CO., 55 Liberty st. A NEW SIX STORY BUILDING ON SOUTH 5TH AV. for sale cheap. T. S. CLARKSON & CO., 55 Liberty st.

ELIZABETH ST. NEAR CANAL.—50X100 SIX story brick Building: price very low.

R. V. HARNETT & CO., 71 and 73 Liberty st. EAST 10TH ST. NEAR 2D AV. DESIGNABLE THREE
THOUSE "SAVELIO; suitable for ranting in floors or
Tivato family. FOLSOM BROTHERS, 834 Broadway.

FOR SALE-NO. 179 AV. B: 17.2X71. HIRAM MERRITT, 53 3d av. HIRAM MERRITT, 53 34 av.

GRAND ST.-FIVE STORY STORE PROPERTY
renting for \$7,800; great bargain; will pay over 16 per
cent on investment. S. H. STONE, 457 Grand st.

NEW FIVE STORY TENEMENTS BELOW 14TH ST., 17x90x102, with and without stores: well rented; solid nvestment. ROBT. PROESE, 1,376 3d av., 78th st. VALUABLE BUSINESS PROPERTY NASSAU ST.; chance soldem effered in location: \$80,000. ISAAC A. GRAVES, 111 Broadway. WEST ST. AND GANSEYOORT MARKET.-NEW five story brick Store, 40x84; one tenant; \$6,000 per year; long lease; price \$15,000; mortgage \$25,000, 46; per cent.

Above 14th St., 5th Av. to East River. A -ATTENTION OF HOUSE BUYERS CALLED TO those elegant four story and extension Dwellings on 92d st, between 5th and Madison ava. 10 to 21 foot fronts; also three story Dwellings on southeast certar 55d st. and Madison av., 20 foot fronts; prices very mederate. WALTER REID.

Owner and Builder, office 11 East 92d st.

ANY PERSON LOOKING FOR A PERFECT Medium size three story brown stone House, elegantly decorated, is invited to examine No. 1,847 Madison av., from 9 to 12 A. M. from 9 to 12 A. M.

A PIVE STORY DOUBLE TENEMENT, PAYS OVER 10 per cent net, on East 61st st.
VARONA, 11 Pine st., room 35.

A HANDSOME THREE STORY BROWN STONE IN 124th st., bandsomely decorated, near Meunt Morris Park: price \$15,000. BARNETT & CO., 9 East 125th st.

A FINE CORNER ON 4TH AV., BELOW 23D ST., for saic. T. S. CLARKSON & CO., 55 Liberty st. for sale.

T. S. CLARKSON & CO., So Liberty St.

BUILDING LOTS, 25X100, NEAR 23D ST. AND 2D
av.; price reasonable; terms to suit.

W.M. W. FOGG, 150 Broadway.

BUILDERS, ATTENTION:—YORKVILLE CORNER,
four full Lets, 102x100; excavated; coay terms.

CODY, 1,488 3d av.

BARGAIN-FOUR STORY AND HASEMENT HOUSE; first class condition and choice location. GREENBAUM, 1,540 Madison av. BARGAIN-EAST 547B ST.-DESIRABLE THREE story brown stone private House, 17,107457105. FOLSOM BROTHERS, 834 Broadway. POLSOM BROTHERS, 834 Broadway,
When the street of the stre

FOR SALE-FOUR STORY HIGH STOOP BROWN tone, No. 41 East 53d st., size 20x55x100, with large excession. For permit call at Grenoble office, 57th st. and The av.

TNVESTORS—HEST PAVING TENEMENTS IN THE city; 32d st., near Park av., 'Sar5x1'0; hever a vacancy.

Particulars of H. SCHMIDT, 1,136 3d av.

POSITIVELY A BARGAIN—\$45,000 FOR PIVE story Flat, 22x8x100, 86th st., near Park av.; steam heated; easy terms, H. SCHMIDT, 1,136 3d av.

heated; easy terms.

22 EAST 1227H.—THREE STORY BBOWN STONE, in splendid order; price low; possession at once; superior block.

F. CRAWFORD, Owner, 114 West 72d. 1lock.
122D St., NBAR PARR AV.—EXTRA WIDE DOUBLE
Flat, always full, only \$25,000; easy torms; might exchange for desirable private residunce.
GIBSON, 58 Liberty.

GIBSON, SS Liberty.

\$1,000 CASH,—A GREAT BARGAIN—HANDSOME new House; all improvements; modern style: near Madiven sv.

\$10,000 CASH—RENT SS,024—HANDSOME EAST side Deuble Flat, 28x78x100; mortgage \$21,000, FOLSOM BROTHERS, 834 Broadway. \$17.000 ONLY FOR FIVE STORY TENEMENT, 1021 et., near 3d av.; 25x80x100; recently overhauled; a positive bargain.

H. SCHMIDT, 1.136 3d av.

Above 14th St., 5th Av. to North River. A .- THE ATTENTION OF THOSE WHO WISH TO PURCHASE A FIRST CLASS

PRIVATE RESIDENCE
IS CALLED TO
NOS. 185 AND 187 WEST 71ST ST.
(THE ONLY ONES LEFT IN THE ROW),
BETWEEN COLUMBUS AND AMSTERDAM AVS. These houses are finished in the same elegant manner which characterizes all our work; and the trim is hare wood throughout. They can be seen any day, Sunday, included; watchman on premises. For particulars apply to or address

to or address
TERENCE PARLEY'S SONS.
1,172 COLUMBUS AV.. CORNER 72D ST.
A.-A.-BEFORE BUYING ANYWHERE ELSE
examine the
FINEST HOUSES FINEST HOUSES

THE THOUSES

FINEST AND THE THOUSES

FINEST AND THE CITY

BUILT BY JOHN G. PRAGUE, ARCHITECT,

Perfectly magnifecent in all details and finish;

NOS. 132 TO 141 WEST SOTH ST.

boulevard street, 100 feet wide; no other street in the world as fine in its artistic laying out; house full width and of immense depth; back staircasses, double cellars, &c. Apply to POWEK, 1,443 Columbus av.

A.—PARTIES WISHING TO PURCHASE a first class private House at very reasonable price would do well to examine the newly fluished Houses Nos. 152, 154, 156, 158 West 74th st., between Columbus and Amsterdam ave. Those Houses are thoroughly and substantially built y days' work and are finished in the best and most comistor unamer. Always enon. Always open. JOHN COAR, Builder, 148 West 74th st.

A PRIVATE FOUR STORY HIGH STOOP BROWN atons, 20 feet wide; splendidly built; elegantly and ex-pensively furnished; near lower cutrance Central Park; cent over \$42,000; exchange for smaller Dwelling below 25d st. JAMES B. EDWARDS & CO., 1,203 Broadwa

1,293 Broadway.

A POUR STORY 19 POOT BROWN STONE PRIVATE Owalling, decorated and gas fixtures; near Central Park and "L" station; price only E26,000 to a quick buyer. Oall or send for complete list of west side property, just published. FRANK L. FISHER & CO., 1,357 Columbus (9th) av., southwest corner 81st st.

A.-72D ST., THE FIFTH AVENUE OF THE WEST side.

The finest 25 foot palatial Residence; superior in every part;
extra built; price reasonable; sure to increase in value; location the best inspection invited; open daily,

F. CRAWFORD, Builder, 114 West 72d.

WEST END AVENUE PROPERTY IMPROVES FASTEST.

A.—HANDSOMEST HOUSE ON THE WEST SIDE four story Dwellings on West End av., 76th and 77th ats. prices low: casy terms. Also small Houses in Hariem always open. DORR LVON 221 West 126th at

A.-23D ST. NEAR BROADWAY.-FOUR STORY, with Store; 25 feet front; a very rare opportunity to buy a valuable property at a low figure.

GEO. SEGEE, 59 Liberty. AN ELEGANT FOUR STORY AND BASEMENT PRI-vate House; lot 25x100; on 57th at. price \$50,000; a bar-gain and a rare opportunity offered. For particular, OTTO PULLICH, 220 tith av., noar 50th at.

OTTO PULLICH, 920 8th av., near fisth at.

A COSEY PRIVATE HOUSE IN WEST 518T ST.;
lot 25x100; price \$11,500; the cheapest bedse in the market. For particulars apply to OTTO PULLICH, 920 6th av., near 50th as.

A—\$12,000,—OHEAPEST BROWN STONE HOUSE on west side; three story and basement, 17 feet Sinches wide; near Minety-third street station.

MERRITT, 146 Broadway.

A PLOT OF LOTS, NORTH SIDE OF 75TH ST., HE-tween Wast End av. and Riverside Drive, all ready for improvement; will sell on easy terms.

MERRITT, 146 Broadway. A .- CHANCE FOR BUILDERS AND SPECULATORS; entire front, two corners, 194th and 195th sts., Boulevard; price \$50,000; torms ensp. MAIN HART & LOWE, 258 West 125th,

A.-1318T ST., NEAR LENOX AV.-THREE STORY brown stone, 16.8x50x100 feet; price \$17,500, PORTER & CO., 211 West 125th st. A.-122D ST. NEAR LENOX AV.-VERY DESIRABLE three story Brown Stons, 17.4x52x100 feet; price \$20,000. PORTER & CO., 211 West 125th st. A.-WEST 54TH St., CENTRALLY LOCATED.-AN slerant four story high stopy brown atons Dwelling; aring \$24.000. GEO, W. MERCER, 200 West 23d at. A.-MUST BE SOLD.-A GEM, FOUR STORY, CAB-met throughout. No. 57 West 90th st., between 8th and 3th avs. Apply on promiser.

ABSOLUTE BARGAIN.-IMPROVED EIGHTH AVE-aus Store Property, hoar 142d st. Owner, 98 Nassau st., com 313. om 313.

A.— LESS THAN \$33,000.

Four story b. s. 20 foot front, 30th, 5th and 6th avs.

AMES & CO., 169 West 34th st.

HARGAIN. - FIVE STORY FLAT FOR SALE, NEW; steam heated; gas fixtures; perfect order; 121st st., near 7th av.; only \$2,000 cash required, balance mortgage. Address PROMFILY, 311 Herald office. BUILDERS DON'T LOSE THIS CHANCE -FOUR good Lots, cellars out, on prominent corner, near 121st st, and 8th av.; price 455,000, worth 805,000. MAINHART & LOWE, 238 West 125th st, BARGAIN TO QUICK PURCHASER-WEST END as, three story House, near 72d.

FOLSOM BROTHERS, 834 Breadway.

HARGAINS-PRIVATE HOUSES, NEAR OFFICES; 510,000 to \$25,000. STEVENS, 9th av., corner 93d; 88th, corner Bonlavard.

OMOICE CORNER WEST SIDE, BELOW SOTH ST., 10) feat on avenue, five stores, near station, can be bengit right; as leades; no brokers. Address INVEST-MEST, bux EMO Herald Uptown.

FOR SALE.

LOTS. READY FOR IMPROVEMENT.

OB west side, from 72d to 215th st.

LESTINASSE & CO., 181 Broadway.

FOR SALE-15 WEST 120TH ST., A STRICTLY
first class private Dwelling; decorated throughout; open
for inspection.

FOR SALE-408 WEST 5TH ST., FIVE STORY
tingle Apparament House, 25:100, in excellent order. Inpairs of owner, J. B. FIREEDMAN, 35 Broadway. PINE THREE STORY HIGH STOOP BROWN stone, Dwelling, West lith st., 20x109, 20x000. JUHN H. DTE, 73 West lith st. FOR SALE CHEAP-HOUSE ON WEST 20TH ST. J. H. & O. W. COSTOR, 173 5th av. FOR SALE-A BARMAIN FOR QUICK BUYER, three adjusting homes below 23d at. west ride. J. H. & G. W. COSTER, 178 5th av.

CITY REAL ESTATE FOR SALE. Above 14th St. 5th Av. to North River. HISTORY REPEATS (TRELF.-LENOX AV., AD joining 125th st., will be as 6th av. is to 23d at. For sale-Store Property on Lenox av., west side, between 124th and 125th sts.; increasing in value overy day. Address L., box 13t Heraid office. MUST BE SOLD—MODEL THREE STORY, CASINET, box stoop, decorated Dwelling; restricted, 523 West 198th st. between 5th and Edgecombe avs. Apply on

NO. 7 WEST SIST: EXTRA WIDE, UNFINISHED House. Address 5 West 70th. ONLY ONE LEFT-84 WEST SOTH ST.; FOUR STORY
20 foot extra fine Residence; Improving neighborhood.
F. CRAWFORD, Builder, 114 West 72d st. THE SPLENDID CASTELLATED, SWILL FRONT decorated House 254 West 88th st., is worth \$27,000; is an be bought now for \$25,500 on a payment of \$2,000; is the linest bargain in the restricted district. See usher, on premises, or owner, BOCRWOOD, residing opposite, or 17 union aquiare. r f7 Union square.

TO CLOSE AN ESTATE 544,500 FOR TWO FIVE tory Tenements, 25x75x100 each, 10th av., near 55th st.; erms casy.

H. SCHMIDT, 1,138 34 av. WEST 78TH ST. NOS. 133-167, between Columbus (9th) and Amsterdam (10th) ave.

For sale, above eight elegant four story high stoop modern Dwellings, is to 20 feet wise, 55 deep, with three story extension; select, solidir built street; construction highest class; prices \$50,000 to \$53,000; thereterms, Owner, WM, HALL, on prumises.

WEST 575H ST. 800 FEET WEST OF COLUMBUS (8th) av. south side of street.—Five 20 foot four story private Dwellings, cabinet finish.

Titles will be insured by the TITLE GUARANTEE AND TRUST COMPANY, 50 Liberty st.

GEORGE C. NDGARS, 1,238 9th av. WEST 18TH ST., NO. 333, BETWEEN STH AND STH avs., north side.—Three story and half brick high stoop Iwelling, in perfect order; immediate possession; can be seen evenings.

MOSSMAN, 101 Maidon lane.

48TH ST., with AV. TO BROADWAY.—TWO CHEAP private Dwellings, one three story. 20 feet, another four story, 150021100; both under lease; excellent investments.

J. EDGAR LEAYCRAFT, 1,544 Broadway.

S5TH ST.—FOUR STORY HIGH STOOP, 19X5X extension x100; decorated; between 8th and 9th ava.; mortigage \$21,000 at 5 per cent; will sell at a bargain to quick cash purchases.

J. EDGAR LEAYCRAFT, 1,544 Broadway.

90TH, STH TO UPH AV.—FOUR STORY, HIGH STOOP.

J. EDGAR ERAYCHAP., 1.07 DOPP.

GOTH. STH TO BTH AV. FOUR STORY. HIGH STOOP, brisk Dwelling, 18,9x80x100; elegantly decorated; elegantly furnished; carpets and gas fixures; owner must sell; furnished or unfurnished. Apply to J. EDGAR LEAYCRAFT, 1,544 Broadway. 115TH ST. AND MANHATTAN AV.

overlooking Morningside Park, two blocks from "L" station. Nine choice and very desirable Houses, in perfec order throughout, now being decorated and equipped with nice gas fixtures; easy terms; houses open at all

A handsomely decorated four story House, No. 56 East 68th st., in perfect order, to let at reasonable rent or will sell; house open for inspection. For information apply on premises or BROWN, GERALD R. BROWN, No. 120 Broadway.

To, 120 Broadway, 100 Broadway Week.

\$2,500 IN READY MONEY WILL SECURE FOSSESsion of the beautiful decorated (coloulai style) House,
108 West 18d st, as \$2,000 leas than November price;
station street; usher on premises.

\$6,500 EACH.—TWO FULL LOTS, 131ST ST., NEAR
oth av; more than enough good sand on lots to build; a
bargain.

J. EDGAR LEAVERAPY, 1544 Readers

J. EDGAR LEAYCRAFT, 1,544 Broadway. \$9,000 CASH, \$22,000 MORTGAGE.-FIVE STORY Single Flat, near 8th av. and 14th st. HYATT, 1,675 Broadway. HYATT, 1,675 Broadway.

\$12,500.—50X100. SOUTH SIDE 68TH, NEAR WEST
End av.; no restrictions. HYATT, 1,675 Broadway. End av.; no restrictions. HYATT, 1,675 Broadway.

\$22,500.—THREE STORY HIGH STOOP BROWN stone private Dwelling. 88th st., north side, between Bonievard and West End av., 18x55x100; cheapest house on the west side.

J. EDGAR LEAYCRAFT, 1,544 Broadway.

\$32,000.—WEST STTH ST.—TWO BRICK BUILDINGS, with Stores; an excellent investment.

GEO. W. MERCER. 260 West 23d st.

\$35,000.—NORTHWEST CORNER OF 10TH AV., NEAR 140th st.; 100x100; cash.

J. EDGAR LEAYCRAFT, 1,544 Broadway.

North Side (Above Harlem River). ASTONISHING BARGAIN-100 FEET WASHING-ton av., with House: \$7,500; call personally. BURNETT & CO., Trement.

MODERATE PRICED COTTAGES AND LOTS AT Morris Heights (Dock), 24th ward.

ANDREW POWELL, 167 Broadway.

A LITTLE CASH WILL PURCHASE AN ELEGANT modern, first class blom Residence, choicely located lear parks; never occupied: price \$28,000; investigate this. SHAW & CO., 61 West 125th st. ATTENTION!!!-QUICK!!-FIVE STORY DOURLE Tenemens, \$19,000; rents gnaranteed, \$2,000; make offer GEORGE, SEGEE, 59 Liberty. A GREAT BARGAIN-FOUR STORY HOUSE, NEAR Broadway: price \$18,600; only \$1,000 cash required. SIRE BROS., 183 Broadway.

Broadway: price \$18,900; only en over a consultation of the second way.

FOR SALE OR EXCHANGE.
A Plot of Lots on Boulevard, 100x100,
A three story private House on West 199th st.
A four story private House on 62d st., noar 5th av.
A four story private House on 62d st., noar 5th av.
A four story private House on Lexington av., noar 45th.
A whole Block on upper 8th av.; 28 lots.
A Block Frunt, improved, on wth sw., noar 72d st.
A Corner on 2d av., noar 50th st., 50x75.
A Plot of Lots on Silverside Drive, 50x100,
A.—Three single Apartments on West 124th st.
A Cottage on Nowark Bay at Bayonue.
A Cottage of Lots of Sranch, near ocean.
A.—Several small Second Mortgages.

WM. B. DONHEEE, 78 Cedar st.

WM. B. DONHEEE, 78 Cedar st.

LOTS AND IMPROVED PROPERTY FOR SALE above and below Harlem River. ANDREW POWELL, 167 Broadway. NEW YORK CITY PROPERTY TO SELL OR RENT W. B. TAYLOR & SONS, 510 5th av.

a BARGAIN,-CHANCE TO GO INTO ESTABLISH-ed Liquer Business and own your property on prom-

av., Brooklyn, E. D.

A.—HOUSES FOR SALE—BROOKLYN UPTOW, headquarters for home seekers and investors. WILL IAM F. RAE & CO., 504 Gates av., corner Nestrand av. FOR SALE-LOTS, TWENTY-FOURTH, TWENTY-fifth and Twenty-sixth wards, close by elevated railroads; soveral bargains; equities of some parcels will be exchanged for free and clear improved; also full list of Lots for sale in all parts of the city.

D. P. DARLING & CO., 30 Court st., Brooklyn. 1

FOR SALE OR EXCHANGE FOR WELL LOCATED Now York Tonoments, 38 Hanson piece, Brooklyn, free and clear; would add cach, O. B. FREEDMAN, 65 Broadway.

WESTCHESTER COUNTY PROPERTY FOR SALE OR TO LET. ALL HUDSON RIVER AND WESTCHESTER COUNTY Property specialty; sale and rent. S. EMBERSON, 50 West 42d. MOUNT VERNON, N. Y.—COTTAGE HOUSE, EIGHT rooms, improvements; 50x100; three blocks from denot, 65 trains daily; other licuses to let. J. AKCHER, II South Railread av. NEW HOUSES OF SIX ROOMS, ONE LOT, FOUR minutes to depat, at South Mount Vernon; \$250 cash, balance by inevalments: price \$2,500, or to let, \$15, W. H. BARD, \$4th av., Nount Vernon, N. Y.

WESICHESTER COUNTY-LARGE AND SMALL Pinces tor sale. FISH BROS., 16 East 23d st. PROPERTY OUT OF THE CITY FOR SALE OR TO RENT.

ATTENTION -TO CAPITALISIS OR A SYNDLE

cate.-A fine Seashore Property consisting of 3,000 acres cate.—A fine Seashore Property consisting of 3,000 acres, located upon one of the bast and most sightly coasts of New England; this property nearly surrounds and partially forms the barbor of a beautiful and thriving town, containing three churches, bank, nine schools. Masonic hall, various stores, &c.; the railroad runs directly through a portion of the property; miles of clear beach, with surf and ceam bathing; warm water and no undertow; this fine property can be purchased at a great bargain in order to estite an estate. For maps of land and particulars address box 1,850, feeton, Mass.

ATTENTION, INVESTORS:—FOR SALE—THE finest and most carefully cultivated Plantation in the South, 30 minutes ride from a fine city port; deep river and rail transportation; fine Mansion; buildings of all kind; thoroughered Sheep and Cattle; Artesian well; fine clay beds; plenty of game; pays well; fine present and immense prospective value; especially adapted for winter resect or club purposes. Address SOUTH, bex 334 Horald office.

AT PALHAM MASOR, NEW ROCHELLE, LARCH-MONT, MAMARONECK, RYE, PORT CHESTER, GREENWICH, STAMFORD and sill along the SOUND, Maps, phetographs and full particulars of property for sale or rest.

CHAS, FIELD GRIFFEN & CO., 42D ST. Composite Grand contral Deput, ROUM 6.

CHAS, FIRLD GRIFFEN & CO., 42D ST. (opposite Grand Central Deput), ROOM 6.

A CHANCE IN A LIFETIME - \$000 CASH AND \$25 nonthly, without interest, will purchase a pretty home; good stable, fred; shade; processor, argu-ficture, through the first shade; processor, hour out Eric Railway; price \$2,000, WALTER E. SWITZER, 50 Braadway. ATTENTION:--OPPORTUNITY UNPRECEDENTED-House 10 rooms, stable, &c.; balf acre; flag walk to depot; \$30 case, balance monthly. Apply personally, EDWIN I. TAYLOR, 71 Broadway.

deput; SS. Geach, beliance monthly. Apply personally. EDWIN I. TAYLOR, 71 Broadway.

FOR SALE AT A GREAT BARGAIN—AN ELEGANT Property, bounded by Rider, Carman and Bay ava; the most popular and thriving part of Fatchogue, L. L.; comprising 12 acres, almost in the heart of the village; five orchard of apple, pear and peach trees; quantities of century froits; a truet pond and lake, also a fine oak grove; the mansion is new, Queen Anne, with 12 immones rooms and a large bay window with tower, which commands a view for miles, including full view of Great South May and Atlantic Geaul; residence turnished with gas, not and cold water throughout; large barra and carrage for matter three; this property is worth a fortune, and can be old in building plus to double the selling price; only Sld, (AN), torms very easy.

J. B. SWEZEY, Patchogue, L. L., N. Y.

FOR SALE—VALUABLE SLATE QUARKY, OR WILL lease for term of years; equipped with best modern machinery for making roofing and structural slate; rock of fine quality and inexhaustible; fuel and labor cheap; raitrond at side of property with depot giving good shipping Taglisies to all points. Address FixNeyLvAMA.

BEAND OPFORTUNITY FOR A HOTEL MAN OF

GRAND OPPORTUNITY FOR A HOTEL MAN OF experience and reputation; none other need apply; the cost location for a select family hotel at the seashore or long laland; the Lawrence Heach Hotel, 124 rooms, bar billiards, bowling and ample stabiling and laundry; for all upon easy terms, a competent man being more of an object than the money, as a large amount is being expended in developing the configurate for property, apply in forenoen only to B. W. HITCHCOCK, 14 Chambers of New York.

ORANGE N. J.—ON HIGHLAND AV., CORNER Fuller terrace, perfect neighborhood, sale \$12,500, Resi-dence; modern conveniences; grounds 190x252, format shade. EDW. P. HAMILTON & CO., 60 Broadway.

PROPERTY OUT OF THE CITY FOR | SALE OR TO RENT.

SALE OR TO RENT.

SUFREME COURT SALE FARM ROCKLAND
Lake January 10, at New City Court House; large brick
Mansion, 11 rooms; running water; duthouses; Sacrest;
mountain time 1900 feet; eary access. Information, H.
BARMORE, 250 West tid at.

TO RENT-JANUARY 1, 1891, TO JUNE 1, 1881,
handsome Residence on and hills, near Augusta, Ga.;
house contains 10 rooms, completely and bandsomely
furnished; modern conveniences; electric cars within 150
yards; near Hotel Bon Alr. JOHN W. DICKEY, Real
Estats, Stocks and Bonds, Augusta, Ga.

TWO HOUSES, SURROUNDED WITH CONSIDERable ground, ou Staten Island, near the Sung Harbor
station, are offered for sale; views of these houses may
be seen at this office.

HORACE WINANS, 171 Broadway.

TO LET OR LEASE, AT A MODERATE RENTAL,
a gentleman's Country Residence; partially farmished or
unfurnished; steam heat, gas, water; stable; large, well
shaded lawn. Address NEAR YONKERS, 183 4th av.

REAL ESTATE AT AUCTION. A-A-A-JOHN F. B. SMYTH, AUCTIONEER, will sell at the Real Estate Exchange, 59 Liberty st., at 12 o'clock noon,

WEDNESDAY, JANUARY 14, 1891,
peremptory sale by order of
THR C. GRAHAM & SONS' COMPANY,
and to close up the partnership of the late firm of
U. Graham & Sons,
the following four story and basement brown atone private Residences, all new, hardwood finish, butler's pantry
oxtensions.—

the fellowing four story and basement brown stone private Residences, all new, hardwood finish, butler's pantry extensions.—
28 East 78th st.—Let 25x74.2 feet.
1,042 Madison av., between 78th and 80th sta., box stoop—Let 33x71 feet.
1,045 Madison av., cerner 80th at.—20x80.2 feet.
1,045 Madison av., cerner 80th at.—20x80.2 feet.
4,047 Madison av., cerner 80th at.—20x80.2 feet.
Always open for inspection.

Terms—75 per cent may remain on bond and mortgage at five per cent, at the option of the perchaser.
137 Bast 79th st., between Lexington and ark avs., three story and basement brown stone arivate Residence on let 20x2 feet.

SM2 East 12th st., between avs. A and B (near Tompkips square), five story brick Deuble Teirement, with two stores, on let 28 feet with.
320 West 37th st., between Sth and 8th avs., five story and fluished hasement brick and stone Double First, three families on a floor; between 14 av., three story and base-116 East 116th st., near 4th av., three story and base-116 East 116th st., near 4th av., three story and base-

20x18: 0 feet
The Law 110th st. mear 4th av. three story and basement brick Flat, on lot 18.8x103.11 feet.
Southeast corper 3d av. and 127th st., three three story brick Buildings, with stores, and one two story frame House on street.

Maps at Auctioneer's office, 00 Liberty st.

Maps at Auctioneer's office, Of Liberty st.

A.-A.—WILLIAM KENNELLY, AUCTIONEEM.
By order suprome Court in Partition,
299 18T AV.
Under the direction William N Armstrong, Esq., Referce,
William Konnelly & Bro, will sell
at suction,
WEDNESDAY, January 14, 1801.

at 12 o'clock neon, at the Real Estate Exchange,
by Liberty st.
No, 280 1st av., east side, 62 feet south
17th st., the four story (store) and cellear brick
Tonsment, with 10t 25x64-2.
J. M. Tierney, Esq., Flaintiff & Attorney.
Maps with attorney, 183 Nassau st., or Auctioneer,
45 Liberty st.

A.-A.-RICHARD V. HARNETT & CO., AUCTION-

A.-A.-RICHARD V. HARNETT & CO., AUUTIONcers.

will seil at auction WEDNESDAY, January 14,
at 12 o'clock neon, at the Real Estate Exchange and
Auction Koom, 50 to 05 Liberty st.
EXECUTED SEARCH TO CLOSE AN ESTATE.
387 Union at Search TO CLOSE AN ESTATE.
387 Union at Search TO CLOSE AN ESTATE.
1,310 Herkimer st., Brocklyn.
Executory sale—30 Stanton at.—Three story and basement (store) brick House.
Maps at auctioners, 71 and 78 Liberty st.

J. THOMAS STEARNS, AUCTIONEER.
PARTITION SALE.
Estate of David R. Briggs, deceased.
12 o'clock noon, at the Real Estate Exchange and
Auction Rose and the Real Estate Exchange and
Auction Rose and the Real Estate Exchange and
Auction Rose, and the Real Estate Exchange and
Auction Rose, Reverse L.
No. 71 THOMAS ST., north side, 24.11 east of West
Broadway.—Five story brick Building, 25x44 feet; Lot
50 feet deep.
18LIP, SUFFOLK COUNTY, N. Y.—Prospect av., east
side, extending from Hemlock to Spruce av., eight Lots,
each 25x100 feet.

HOLBEGOK, SUFFOLK COUNTY, N. Y.—Centre av.,
south ride, 30 feet west of Lincoln av., two Lots, each
25x110 feet.
SOUTHFIELD, RICHMOND COUNTY, N. Y.—Jefferson south #ide, 3A) feet west of Lincoln av., two Lots, each 25x100 feet.
SOUTH FIELD, RICHMOND COUNTY, N. Y.—Jefferson av., northwest corner Central av., six Lots, each 25x125 feet. feet.

LINDEN PARK, RICHMOND COUNTY, N. Y.—Ever
green av., south corner Pelton st., four Lots, each 25x100
feet. Maps, &c., with SOL. KOHN, PLAINTIFF'S ATTOR
N&Y, No. 181 Broadway, or Auctioneer, No. 59 Liberty st.,
New York city.

NET, No. 181 Broadway, or Auctioneer, No. 32 Liberty st.,
Now York city.

JAMES L. WELLS, AUUTIONEER.
WEDNESDAY, JANUARY 21, at 12 O'CLOCK, NOON,
AT REAL ESTATE EXCHANGE,
59 TO 05 LIBERTY ST.,
By order of ALEXANDER & GREEN, Attorneys.
TRUSTER'S SALE,
55 LOTS,
10TH AV.,
populs 177th st.
Desirable plot, extending from 10th av. to Exterior st.,
and consisting of 55 25 Lots and two story and attle
frams Residence.
Maps and full particulars with Messrs, Alexander &
Green, 120 Broadway, and with the auctioneer, 59 Liberty st., and 3d av. and 145th st.

REAL ESTATE TO EXCHANGE. AN OWNER BETIRING WILL EXCHANGE HIS New York downtown Kestaurant Envinces and Real Es-tato for Brooklyn Investment Property: established a years: value \$100,000; splendid opportunity. P. J. GRACE, 301 Putton st., Brooklyn. P. J. GRACE, 361 Fullon St., Brocklyn.

A.—TO EXCHANGE FOR NEARBY COUNTRY Property, handsomely decorated, all improvements, four story Dwelling on prominent west site street; near Liviation.

A FULL LOT, OLD BUILDINGS, NEAR FRANKLIN street elevated stations, to exchange for ununcumbered Country Flace or equity in City Property.

GIBSON, 58 Liberty. A MODERATE PRICE RESIDENCE. NICELY LO-cated, equity \$6,000, for a small country Place froe. S. VAN WINKLE & CO., 28½ East 42d st. FIRST CLASS APARTMENT HOUSE AND BROOK-lyn House to exchange for country residence. HOYT & ELWELL, 137 Broadway. BOYT & ELWELL, 137 Broadway.

PLAT WANTED-IN EXCHANGE FOR PRIVATE house: will add cash. J. O. HOYT, 71 Broadway.

OWNERS MAY EXCHANGE DESIRABLE FARMS for improved City Property, well rested.

ANDREW PUWHLL, 167 Broadway. PRIVATE DWELLING, NEWLY FURNISHED, MUST be sold, with or without Furniture, VELLER, 19 Park place. WELL RENTED PLAT, BEST PART WEST SIDE, equity \$15,000, for Farm, same value.

TODD, 145 Broadway. WILL EXCHANGE TWO HOUSES IN BROOKLYN nd two Houses at Passale, N. J. free, for Tenement roperty. Address OWNER, 153 4th av. WANTED-PRIVATE HOUSE, GOOD LOCATION, a exchange for good corner Flat. Apply 183 Broadway, 11 WEST 74TH ST.-FOR SMALL COUNTRY PLACE or west side Lots. Address 5 West 70th.

12 LOTS ON LENOX AV., ABOVE 135TH ST., TO exchange for fats or small private dwellings. Equity 50,000. MAINHART & LOWE, 258 West 125th. REAL ESTATE WAN ED. A.—WANTED-DWELLINGS, STORES AND PLATS for sale or to rent, in 12th ward. PORTER & CO., 211 West 125th st. A - WANTED - DWELLINGS, STORES AND FLATS for sale or to rent. GEO. W. MERCER, 266 West 236 at. OWNERS DESIRING TO SELL HOUSES OR LOTS located near ferries or Bridge please call upon SILAS A SUNDIOT, 22 Court at., Brooklyn. Agents' commissions protected.

WILL PURCHASE SEVERAL GOOD BUILDING Lots or Plot of Lots. WM. HILMAR, Builder, 7 West 125th. WM. HILMAR, Builder, 7 West 125th.
WILL BUY GOOD TENEMENTS IMMEDIATELY IP
cheep. Furnish particulars.
T. MILLER, 145 Broadway.
WANTED AT ONCE—A 25 FOOT HOUSE ON OR
very close to 5th av., near 42d st. H. A. S., box 198 Herald office.

WANTED TO BUY OR RENT—FARM FRONTING ON fivor, bay or ocean, with residence with all conveniences. Address RENT, 343 Heraid office. WANTED-GOOD INVESTMENT PROPERTY; OF-fice hours 10 to 11:30 A, M.
B, F, NORTON, 198 Broadway.

TO LET FOR BUSINESS PURPOSES. TO LET FOR BUSINESS PURPOSES,

A.-LOFIS, 18.000 SQUARE FEFT EACH: NEW
building northeast cornor 13th and Hudson sts.; also
front on property and the state of the

ATTRACTIVE LOFTS-127, 129 WEST 32D ST. steam power and heat; all light and very low rents.

Examine before locating.

A.-A.-FIVE VERY LIGHT LOFTS TO RENT IN new building corner Laight and Varick sts., containing 0,000 square feet each; steam heat, power and elevator service.

A.-A.-A.-LIARGE NEW STORES AND WAREhouses to let on Hudson and Franklin sts.; siz stories, elevators and steam heat.

A.-LIGHT LOFT, 25X30, RENT \$300, Light Loft, 25X75, rent \$300, to lat, soparately, with stoam heat, power, elevator, &c. Apply No. 89 GHR st.

A HARGAIN IF LET IMMEDIATELY,—ONLY STORE

APPLY SO. OF THE STATE OF THE S A MAIDEN LANE BUILDING, 37,000 SQUARE PEET floor space; steam; elevatora. HENRY R. KING, 60 Cedar at. A.—SD AV., NORTHEAST CORNER 71ST ST.—LARGE Store and Basement at a very moderate rest. L. J. CARPENTER, 1,131 5d av., or 41 Liberty at.

L. J. CARPENTER, I. 181 36 av., or 41 Liberty St.

A FEW SMALL OFFICES TO LET AT VERY LOW
prices corner of Church and Certiandt sts.
Apply to HORACE S. ELY, 64 Cedar St.
A SPLENDID CORNER STORK, WELL LOCATED
below 23d st on 5th sv; reasonable rent. Apply 140 5th
av., New York city.

sv., New York city.

BEAUTIFUL PARLOR FLOOR, PART; ANY GEN-toel business; 22d st., 6th sv.

POOLEY, 101 Wast 14th st.

TO LET FOR BUSINESS PURPOSES. BOWERY, SOUTHWEST CORNER SPRING ST. bree desirable Lofts, 25x100x10x100; lighted on thr ides; steam heat; power, slovator; immediate posseion, FOLSUM EROTH: ES, SSI Broadway, BROADWAY, NO. 718, CORNER WASHINGTON place.—Store, basement and auto-cellar; tenant in basements will remain; low rent from February L. Apply N. CLARK, Fr., 22 West 23d. BUTCHER STORE TO RENT, \$30 PER MONTH; 2D av., near 66th at. ROSS, 1,214 lst av. BUTCHER TORRE AND ROSS, 1,214 1st av.

BAKERY STORE AND APARTMENTS; LARGE oven; will rent separately; moderate rent.

CORNER STORE AND SECOND FEROR, SUITABLE for grocery, feed, bardware, druggist, &c.

ROSS, 1,214 1st av. DESIRABLE OFFICES TO LET

DESIRABLE OFFICES IN Temple Court; theroughly freproof, KULAND & WHITING, & Beakman st.

DESIRABLE LOFTS, NO. SU MERCER ST., TO LET at moderate prices: possession February 1. Apply to HORACE S, ELY, No. 61 Cedar st.

FIGURE S. ELY, No. 5: COURTE.

PIFTH AVENUE, NO. 383.
OPPOSITE MANHATTAN CLUB.
OPPOSITE MANHATTAN CLUB.
TO LEASE FOR TERM OF YEARS.
Settable for mularge, first close business.
SECOND FLOOR 125 FERT IN DEPTH.

FACTORIES, EVERY DESCRIPTION; CITY, COUNTY; steam, water power, E. DEE, SHELTON, Specialist
Manufacturing Property, 57 Broadway. FOR BUSINESS OR SMALL APARTMENT IN UNION quare Bank Building. Apply jaulier, 8 Union square.

corner of 5th av. and 16th st. Offices, Studies and one Floor to reut; freight and pas senger clavators; absolutely fireproof; rent includes both heat and light.

JUDGE PUBLISHING COMPANY. LARGE STORE TO LET-501 EAST SATH ST., COR-ner av, A-For butcher or grocer. Inquire by owner, 512 East 84th st. LUFTS-ALL LIGHT, 35c, 361 AND 363 bTH AV. suit any manufacturing business; rent very low. Agent on promises.

on premises.

NO. 18 WALKER ST.
First Story and Basement at very low price to let; possession February 1. Apply to
1. Apply to
1. Research S. ELY, No. 64 Cedar at. HORACE S. ELY, No. 04 Codar at.

OFFICES TO LET-CHEAPEST ON BEGOADWAY;
rents include steam heat, electric light and janitor's
service; four elevators; froproof; Columbia Building,
28 Broadway, corner Morris at. finest light, ventilation
and pro-spect in city; convenient to Produce, Maritime,
Cotton and Consolidated Exchanges; impaction invited,
E. A. CRUIKSHANK & CO., 176 Broadway.

PLATE GLASS FRONT STORES AND ROOMS AT ached; rent \$25; 416-414 West 28th st; suit any busi-PART OF HEATED FURNISHED OFFICE OR DESK room at 50 Liberty st., room 16; rent reasonable.

room at 50 Liberty at, room 16; rent reasonable.

TO LEASE—FOUR STURY BUILDING ENTIRE OR in part, senthwest sowner Whitehall and Bridge etc., upposite Produce Exchange; excellent location for restaurant. Inquire E. A. ORURSHANK & CO., 178
Broadway, New York city.

TO RENT—THREE CONNECTING LOFFS, 25X100 cach; running water and closets each floor; steam heating; destrable for light manufacturing or architect; reasonable price for term of years to one party. S65
Broadway, near Union square.

TO LET, WITH STEAM POWER, IN NEW, IMproved, very light building, three Floors, each 4,800 feet room; ready for occupancy May 1 or sooner (woodworkers got allowed). Inquire in machine shop, 520 West 41st st.

THE WORLD CIGAR PACTORY AND TWO TENE ments connected; steam heat, steam power, elevato ac.; possession May 1 noxt; 403 to 409 hast 70th st.

W. F. LENNON, Owner, 124 East 84th st. TO LET.-14 BARULAY, NEAR BROADWAY, SEC-ond Loft; possession at once, GUSTAVUS BAYLIES, 7 Morray.

17 WEST 20TH ST.-LARGE FRONT BASEMENT with direct entrance, unfurnished, for an office or busi ess.

23D ST., 160 WEST.—HANDSOME FIRST PLOOR TO ent for business purposes; reasonable. 133-135 WEST 23D ST.-FINE LOFTS, 50X85, WITH 834 BROADWAY, NEAR 13TH ST.-OFFICES TO let; clevator; steam heat; \$120 to \$180 per annum.

DWELLING HOUSES TO LET.

DWELLING HOUSES TO LET.

Furnished.

A LARGE BROWN STONE, 34TH ST., NEAR Broadway, filled with bearders; 20 rooms; four years lease, \$200 per month; another, 28th st., close to Broadway; suitable for cafe, sind or other business.

JAMES R. EDWARDS & CO., 1,203 Broadway.

BEAUTIFULLY FURNISHED HOUSE ON 31ST ST., near imperial Hotel, full of first class boarders; to good party very chesp.

H. J. BLY, 1,285 Broadway.

FURNITURE 14 ROOM HOUSE, 34TH ST., NEAR Broadway; full of boarders; reasonable rent. B. R., 319 Herald Uptown. Heraid Uptown.

220 WEST 43D ST.—HOUSE TO LET. TWELVE
bundred; Furniture for sale; bargain; house full; lodgers paying well; cause leaving going into other business.

Unfurnashed.

A FIRST CLASS APARTMENT HOUSE, CEntrally located, with all improvements, to lease to a good denant for a term of years. For particulars address HARRINGTON, box 398 Heraid office. A.—A DECORATED THREE STORY AND BANEMENT brown stone front House, in thorough order, Apply on promises, No. 100 West 63d at.

TO LET.

1.—ELEGANTLY FURNISHED APARTMENTS, ONE, two and three rooms; private ball, bath, heat, southern exposure; hotel attendance. First corner flat, 75 West Dist st. 1.—THREE ROOMS, THIRD FLOOR, SOUTH, FUR-nished; two Rooms, second floor, unfurnished; milliner will rent dressmaker front Basement, use of Parlors. 20 West 1914 st. L-APARTMENT FOR GENTLEMEN; TARTEFULLY formished; three connecting rooms, bath; first floor. May West 258 st.

West 23d st.

1.—COMPORTABLE, WELL FURNISHED ROOMS; southers exposure; terms ressonable. 16i East 34b st.

6TH AV., 763.—A LARGE FRONT BOOM, NEATLY furnished, \$4 weekly. farnished, \$4 weekly.

BSTH ST. 214 EAST.—HANDSOME LARGE ROOM, heated; private house; good neighborhood; all conveniences; closetes; references.

13TH ST. 219 EAST, BETWEEN 2D AND 3D AVS.—Two elogantiy farnished Pariors, heated house and all conveniences; for gentlemen and coubles.

13TH ST., 224 WEST.—PERMANEST LODGERS CAN find some very desirable Rooms here at moderate prices.

Ind some very desirable Rooms bera at moderate prices.

17TH ST., 217 EAST.—HANDSOMELY FURNISHED Room, all conveniences, in a private family, to a gentleman; references.

19TH ST., 50 WEST.—LARGE FURNISHED HALL Rooms for gentlemen.

19TH ST., 111 kast.—Handsome, sunny front Room; hot and cold water, gas and host. 19TH ST., 139 EAST, NEAR IRVING PLACE. -LARGE front Room on second floor; well furnished. 19TH, 115 EAST, NEAR 4TH AV.-LARGE, DESIR-able Rooms; heat, hot and cold water. 218T ST., 146 WEST, -NICELY FURNISHED ROOMS, singly and en suite, to gentlemen; references. singly and en suite, to gentlement references.

21ST ST., 348 WEST (LAVINE'S BELL).—COSEY HALL
Room, bath adjoining: private family; \$2.50.

22D ST. SS EAST.—LARGE, DESIRABLE ROOMS,
on suite or singly; references exchanged.

24TH. 57 WEST.—HANDSOME PARLOR FLUOR,
with largo, light oxtension, furniture, carpots new, suitable for doctor or dentist; other Rooms; reference.

25TH ST., 182 EAST.—THREE NICELY FURNISHED Rooms, two for \$3 each, one for \$4 50; heated; gentle-26TH ST., 32 WEST.-NEWLY DECORATED AND striked Room, first floor; gentleman or physician;

28TH ST., 38 EAST (MADISON SQUARS).—CENTRAL cention; farnished Rooms; permanent or transient; ref-25TH ST., CORNER BROADWAY (THE MANOR).-Handsomely furnished Parlor and Bedroom; families gentlemen; breakfast served to rooms, 27TH ST., 48 AND 45 WEST.—THE WILTON.—HAND comely furnished large and small Rooms at reasonable prices.

27TH ST., 37 WEST, NEAR BROADWAY.-SECOND story front sunny Rooms, other square and hall Rooms. 28TH, 327 WEST,-NICELY FURNISHED LARGE front Room; excellent accommodation; housekeeping, it desired; also hall Room. desired; also hair Room.

28TH, 42, NEAR BROADWAY.—DESIRABLE SUNNY
Rooms, adjoining bath; convenient principal hotels, res-taurants, "L" station; gentlemen. SOTH, IN WEST. - HANDSOMELY FURNISHED Rooms, on suite and singly, to let to gentlemen only; references required.

references required.

32D ST., S2 WEST.—NICELY FURNISHED SUNNY Room for goutlemen, without heard; near 5th av.

34D ST., EAST. 33, MADISON AV.—HANDSOMELY furnished sunny Rooms for gentlemen; \$3 to \$6. Owner.

34TH ST., 232 EAST.—LARGE, WELL FURNISHED Rooms for housekeeping; also single Rooms; all improvements. provements.

34TH ST., 186 WEST, NEAR BROADWAY, VICINITY Manhattan Club.—Handsomely furnished Rooms, suit or

35TH ST., 372 WEST.-FURNISHED ROOMS, LARGE and small, for housekeeping; accommodation for washing; respectable house. 38TH ST., 68 WEST.-TWO LARGE SQUARE ROOMS ith closet and running water, to refined gentlemen; 36TH ST., 256 WEST.-TWO NICELY PURNISHED Rooms; every convenience for light housekeeping.

41ST ST., 207 WEST.-NICELY FURNISHED ROOM to let. Inquire ground floor, front. 42D ST. 147 WEST, FIRST MOUSE EAST OF froadway.—Elegant Parlor Floor; also other bright, omedice Rooms, singly or en suite; Board eptional; ref-rances. 48D ST., 210 WEST.-LARGE AND SMALL ROOMS, handsomely furnished; five doors from Broadway.

45TH ST., 132 EAST.-ALCOVE ROOM, SECOND floor; running water; private family; terms moderate; no board. no board. 45TH ST., 109 WEST.—SUNNY PRONT BOOM, FAR-lor floor; grate fire; bath; private table. 46TH, 338 WEST .- LARGE FURNISHED ROOM, with heat; private family. 46TH ST., 371 WEST.-HANDSOMELY FURNISHED Rooms: also front and back Parior; Board if dealerst

49TH ST., 163 EAST.—LARGE AND SMALL ROOMS, furnished, first floor. furnished, first floor.

52D ST., 63 WEST.—LARGE ELEGANTLY FURnished Rooms, 89, 87 and 83 per week; gentlemen enly.

53D ST., 222 RAST.—A NEATLY PURNISHED BACK
Parior, with adjoining Bedroom, to let to a young married
couple or to two gentlemss.

68TH ST., 222 RAST.—FURNISHED LARGE AND
small Rooms; terms reasonable; private house.

FURNISHED ROOMS AND APARTMENTS
TO LET.

Softh St., 101 WEST -FRONT ROOM, TWO BLOCKS
from slavated; torms \$2 25; breakfast if desired; references.
WOLLHIELM. ences. WOLLHEIM.

58TH ST., 727, LEXINGTON AV.-FURNISHED
Rooms, neated; bot and cold running water; moderate; Telerates.

126TH ST., 36S WEST., ONE SLOCK FROM "L" station.—Purnished Resus, heated, for gentleman or gentleman and wife; Board optional; first class house; references. 146 WEST 21ST ST.-A PEW DESIRABLE BOOMS to let furnished; references.

A PHYSICIAN'S UPPICE, 34TH ST., NEAR STH AV., moderate rent: handsomely furnished Rooms; private baths; breakfast if desired. E. A. DAILEY, 74 West 25th. E. A. DAILEY, 74 West 25th.

FIFTH AY: NUE CORNER.—FINELY FURNISHED
Rooms, with meals if desired. COLE, 19 East 14th st.

LEXINGTON AV., NO. 1.347, NEAR CENTRAL PARK
and elevated station.—Beautifully ferrished Rooms,
with bath and dryssing rooms; new house, first class location; without board; breakfast if desired. LEXINGTON AV. 977.-NICELY FURNISHED front Koom in private house; good location; closets;

THREID WATER.

LSNINGTON AV., SSS, NEAR 40TH ST. (MURRAY HILL. AND AND AV., SSS, NEAR 40TH ST. (MURRAY HILL. AND AV., SSS, NEAR 42D,—NEATLY FURnished Rooms, gas, bath, best, \$4 and \$5.

MADISON AV., NEAR 75D ST.—FRONT ROUM, WITH bathroom, for gentleman; private family. OWNER, 150 Herald Uptown.

UNFURNISHED ROOMS AND APART-MENTS TO LET.

577H St., 467 WEST (NO BELL), FLOOR, PRIVATE house, six rooms; all improvements; dumb waiter.

CASTLE HOTEL, 193D ST. AND AMSTERDAM AV.—Furushed or unfurnished Apartments, with or without kitchen; board, 81 per day.

NO. 70 WEST 192D ST.—THE PINEST PLATS, NOW ready for occupancy; halis beated; ront free to February it quiet neighborhood. Apply janitor.

SECOND FLOOR TO LET. 571 HUNSON ST.; BATH and waiter closes on the floor; one first floor at 130 West Broadway, Inquire 145 West Broadway. THREE, FOUR AND FIVE BOOM APARTMENTS; moderate rents; 68th and 65th hts. ROSS, 1,214 lst av.

BOARDERS WANTED. I.-ALLEN HOUSE, 1,301 HROADWAY.-SELECT family Boarding; elegant large Rooms and Suites.

J. JAY ALLEN. J. JAY ALLEN.

1 BLOCK FROM BROADWAY, 24 UNIVERSITY place, corner 9th at.—Front Rooms, with Board; dining room on parior floor; table Board; transients.

1.—ELEGANT SUITE ROOMS; FINE OUISINE; best appointments; Jewish family. 24 East 75th, corner Madison av.

1.-VERY DESIRABLE FRONT SUNNY ROOMS, EN suite or singly; liberal table; folding beds. 147 West 14th 91. 1.—HANDSOMELY FURNISHED SECOND FLOOR other Rooms; private table optional; Murray Hill; references, 74 West 35th.

1.—ELEGANT PRONT ROOMS, WITH FIRST CLASS Board; superior accommodations; Jewish family. 39 East 62th st. 1.-PLRASANT SINGLE ROOM, HEATED, CLOSET; parlor dining room; reference. G East 34th st. 2D AV., 324.-NICELY FURNISHED STEAM HEAT-ed Rooms, double and single; also table Board; mod-5TH AV., 711.-HANDSOMELY FURNISHED ROOMS, with or without Board; also single Rooms, for gentle-5TH AV., 603.—HANDNOMELY FURNISHED SEC-and Floor; house, table and attendance AI; single Rooms for gentlemen. 5TH AV., 557,-THIRD STORY FRONT HALL ROOM with closets; table unexcelled. 11TH St., 28 EAST.-LARGE SUNNY ROOM FOR wo gentlemen; also single Room, with Board; home 14TH ST., 258 WEST.-HALL ROOM; FIRST CLASS Board; references exchanged; table boarders wanted.

151H ST., 206 WEST .- HALL ROOM, \$6: DOUBLE toom, \$9, with excellent Board and attendance; refernces.

15TH ST., 32 WEST.—DESIMABLE ROOMS, FAMI-iles and gentlemen; hotel table; dining room on purlor loer.

15TH ST., 50 WEST.—LARGE AND SMALL ROOMS, also table Board, suitable for families: moderate terms, 16TH ST., 148 WEST .- NICELY FURNISHED ROOM, with or without Board; first flat.

17TH ST., 237 EAST (STUYVESANT SQUARE).— Booms, with excellent Board; a few table boarders accommodated; references. 177H ST. 125 EAST, CORNER IRVING PLACE.— Elegandy furnished Rooms; fine Roard. 197H ST., SS WEST.—LARGE AND SMALL ROOMS, with Beard; references.

197H ST., 61 WEST.—HANDSOME PURNISHED Room, with superior table and appointments.

21ST ST. 252 WEST.-NICELY FURNISHED ROOM; very convenience; excellent table; moderate; American 21ST ST., 321 WEST.-LADY HAVING SMALL FLAT will let one Room, with Board. VAN ETTEN. 220 ST., 48 EAST.-UNSURPASSED LOCATION: desirable front Room, handsomely furnished, with 22D ST., 9 EAST.—NICELY FURNISHED ROOMS; table and attendance unexceptionable; table boarders; references.

22D ST., 271 WEST.-NICE LARGE ROOM; ALSO hall Boom; good Board. 22D ST., 200 WEST.-LARGE SECOND STORY Room, with excellent Board; terms reasonable. 22D ST., 5 WEST.-DOUBLE ROOMS, WITH BOARD. T. CUNNINGTON.

23D ST. 224 EAST.—TABLE BOARD: TRANSIENTS
accommodated; good meals guaranteed; moderate; fur-niabed Rooms, \$2 up.

23D ST., 257 WEST -SUNNY FRONT : OOM, ALSO single Rooms, same floor as bath, with Board. 24TH ST., 120 EAST.-LARGE ROOMS ON SECOND and fourth floors; good Board; turms moderate; near 24TH, 250 WEST.-NICELY FURNISHED LARGE and hall Rooms, with first class Board; good attend-

24TH ST., 54 WEST.-NICELY PURNISHED ROOMS, with Board; house and accommodation first class. 24TH, 255 WEST.-ENGLISH FAMILY HAS NICE back Parlor; one or two gentlemen; Board; nice home. 25TH ST., 45 WEST, SECOND FLOOR IN SUIT with or without private table; also hall knom; refer 25TH ST. 48 WEST.-DESIRABLE SURNY ROOMS, double and single; excellent table; pleasant, attractive

house.

25TH, 54 EAST (M. DISON SQUARE).—A SUITE of second story front rooms, bath adjoinining; all modern improvements; superior Reard; references.

25TH, 118 EAST.—WARM, SUNNY SINGLE ROOMS from \$2 up; with superior Board, \$2.

20TH ST., 54 WEST.—SUNNY BACK PARLOR, three Rooms; heated, baths, all conveniences; references. 287H ST., 823 WEST.—SUNNY, SQUARE ROOM; also hall Room, with large closets; first class Board.

also hall Room, with large closets; if set class Board.

29TH ST., 11 EAST.—LARGE ROOM, THIRD FLOOR, back; hall Room, second floor; with Board.

31 WEST 16TH.—HANDSOME SUITE, PRIVATE bath, good attendance, home table; also large single Room; references. AlsT ST., 32 WEST.—ELEGANT LARGE AND SMALL Booms; families or goutlemen; appointments first class; superior cutsine; references.

31ST ST., 7 EAST.—PLEASANT FURNISHED ROOMS, with Board; dainty table; references exchanges, 34TH ST., 139 WEST.-TWO HANDSOMELY FUR-nished Rooms; hot and cold water; folding beds; satis-faction guaranteed. 34TH ST. 254 WEST.-FINELY FURNISHED Rooms; excellent Board; all conveniences; steam heat; rery low rates.

very low rates.

37tH, 158 EAST.—DESIRABLE, HANDSOMELY FUR-hished second floor front floom, three windows; ample closets; superior Board.

38TH ST. 58 WEST.—DESIRABLE ROOMS, SECOND and third floors, with Board; references exchanged. 20711 ST. 43 WEST.—SINGLE ROOMS IN FIRST class house, \$0 and \$10, with Board. 4:D ST. 18 EAST. DESIRABLE LARGE, SUNNY Rooms (gentleman and wife or gentlemen), with excel lost Board; references. 43D ST. 20 EAST.—HANDSOME SUNNY SUITES and single Rooms; superior table; reasonable; house and location desirable. detailed destroit.

44TH ST., 221 WEST.—HANDSUMELY FURNISHED large sunny front Rooms; superior Board; references exchanged; table Board. exchanged; table Board.

44TH ST., 255 WEST.—HANDSOMELY FURNISHED front Room, with or without Board; good location; mod-

47TH St., 10 EAST.-THIRD STORY LARGE FRONT Room; superior table; reference, 515T ST., 18 WEST.-WITH BOARD, TWO HALL Rooms and one large Room, third floor. 52D ST., 64 WEST.-NEWLY FURNISHED ROOMS, with or without Board, very reasonable; reference. 53D ST., 84 WEST.—SUNNY ROOM IN FLAT, WITH Board; gentleman only; references; table boarders ac-commodated.

commodated.

56TH ST., 204 WEST.—HANDSOMELY FURNISHED connecting and single Rooms; American family; excellent Hoard; families accommodated.

56TH ST., 144 EANT.—ELEGANT, LARGE ROOM, with Board, for comple or two gentlemen, in Jewish SSTH, 226 WEST, NEAR "L" STATION AND BROAD-ay.-Desirable large and small Rooms: modurate; 38TH ST, 339 WEST, -HANDSOMELY FURNISHED Room; excellent table; French cuisine; moderate; table Board.

Board.

597H, 198 WEST FACING PARK.—HANDSOME Rooms, second floor; superior table; parlor dining room; families moderate.

647H ST., 185 WEST.—ELEGANTLY FURNISHED second story front Room; excellent Board; Jawish family; also other Rooms. 67TH ST., 127 WEST.—SECOND STORY FRONT nunsy Room, nicely, furnished; hested; hot, cold water; two closets; with good Board; two, \$15; hall Room \$6.

81 WEST 104TH ST .- NEWLY FURN SHED, SUNNY Front Roome, second floor; excellent Board; news "L"

station.

82D ST., 81 WEST.—LARGE SUNNY ROOMS: GOOD lable; terms moderate; block from station and Fark.

92D ST., 53 WEST.—TWO LARGE ROOMS, TOgether or separately; closets and all conveniences.

126TH ST., 172 WEST, NEAR TTH AV.—HANDSOME Rochm, nowly, furnished; chotce table; parlor disting room; moderate. 135TH ST. 218 WEST -- LARGE HEATED ROOM, with small connecting Room, with Board; near "L" station.

BOARDERS WANTED. 135TH ST., 220 WEST.-DESTRABLE ROOMS NEW-y furnished; -ppeintments and table the best; "L" sta-ENOTH ST., 216 WEST, -DESIRABLE SECOND floor, un suite if desired; first class Heard; reasonable. 210 WEST 447H ST .- NEWLY FURNISHED BOOMS o let, with excellent Board: French spoken. ATTRACTIVE ROOMS AND GUARANTEED GOOD card can be obtained at 138 West 57th st.; boot refer CANDA HOUSE, 17 LAPAYETTE PLACE, NEAR Broadway.—Select Boarding, with hotel conveniences: 101810c excellent; terms reasonable. L AVRILL, 5TH AV.-STRICTLY FIRST noms, on suits and singly; private bath; cuising

MADISON AV., 27 (OPPOSITE SQUARE), -TWO large Rooms, with Board; very fine accommodations. PABLE BOARD .- FIRST CLASS AT 463 5TH AV. WASHINGTON PLACE, 134.—LARGE ROOMS, WITH Board for two, \$4 and \$5, In Private Families.

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